

**STAFF REPORT**

<b>Planning and Zoning:</b>	12/2/2019	<b>Staff Contact:</b>	Jeremy Frazzell, Asst. Planning Director
<b>Agenda Item:</b>	2019-7876	<b>E-mail:</b>	jeremyf@pflugervilletx.gov
<b>Case No.</b>	PP1907-01	<b>Phone:</b>	512-990-6300

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**SUBJECT:** Approving a Preliminary Plan for Townhomes of Old Town East; a 7.87-acre tract of land out of the A. Walters Survey, Abstract No. 971; in Pflugerville, Texas. (PP1907-01)

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**LOCATION:** The property is located generally southwest of the FM 685 and Pecan Street intersection.

**ZONING:** Single Family Mixed Use (SF-MU) district and Single Family Suburban (SF-S) district.

**ANALYSIS:**

The preliminary plan proposes to establish a total of six (6) lots. Lot 1, Block A and Lot 1, Block B are zoned Single Family Mixed Use (SF-MU) planned to be developed as a 38 unit single family detached condominium development. Lot 4, Block B is an existing single family residential property which has been included in the subdivision due to the overall land division. A hike and bike trail is proposed through the development to satisfy parkland dedication and development fee requirements and the land containing the trail is proposed to be conveyed as Lot 2, Block A and Lot 2, Block B. Lot 3, Block B is a drainage lot associated with the development and proposed as a separate lot due to the configuration of Lot 2, Block B.

**TRANSPORTATION:**

Right of way dedication for the extension of Willow Street is included within the preliminary plan. The anticipated vehicle trips associated with the proposed single family detached condominium development did not require a Traffic Impact Analysis. If the land use changes, additional analysis may be required.

**UTILITIES:**

Utility service will be provided by the City of Pflugerville. Extensions of public lines necessary to serve all lots will be provided through the right of way.

**PARKS AND TREES:**

Parkland dedication is proposed with the establishment of trail extension along the north and western boundary of the overall subdivision, creating a buffer between the existing and proposed neighborhoods. Tree mitigation will be required prior to any tree being removed.

**STAFF RECOMMENDATION:**

The preliminary plan meets all state and local requirements and Staff recommends approval.

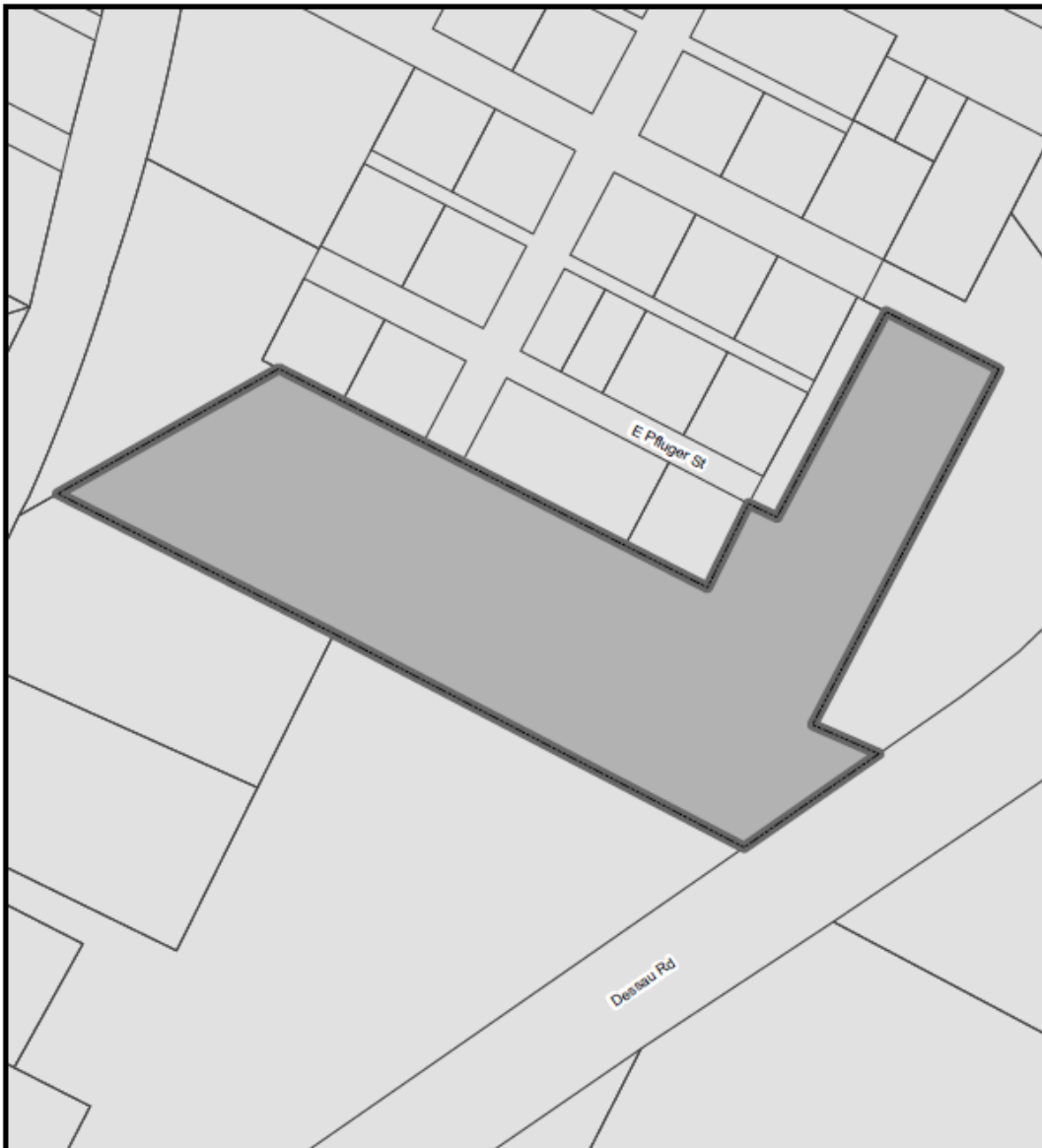
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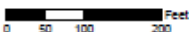



**ATTACHMENTS:**

- Location Map
- Preliminary Plan for Townhomes of Old Town East (separate attachment)

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**LOCATION MAP:**



<p><b>Townhomes of Old Town East</b></p> <hr/> <p><b>Case Number:</b>  <b>PP1907-01</b></p> <hr/> <p><b>7/16/19</b></p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Subject Property</li> <li> ETJ</li> <li> City Limits</li> </ul> <p> 0 50 100 200 Feet</p>	<p style="text-align: center;"></p> <p style="font-size: small;">When required the City of Pflugerville complies with Texas Local Government Code for public notifications. All notification addresses are derived from tax role information that is certified annually.</p> <p style="text-align: center;"></p>	<p style="text-align: center;"><b>Locator Map</b></p> 
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